

**Notice is hereby given that Chateau Woods Municipal Utility District Board of Directors will meet for a regular meeting at 10224 Fairview Drive, Conroe, Texas 77385 on  
Thursday, August 28, 2025 at 7:00 PM**

## **AMENDED MEETING AGENDA**

**DOC# 25-1570**

**REDACTED**

08/22/2025 01:23PM

Rosio Munoz

L. BRANDON STEINMANN, COUNTY CLERK

MONTGOMERY COUNTY, TEXAS

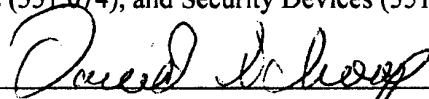
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes from the July 24, 2025 regular meeting
5. Comments from the Public
6. Comments from the Directors
7. Discuss and take possible action to accept bookkeeper's report for July 24<sup>th</sup> to August 28<sup>th</sup> and approve payment of bills.
8. Discuss and take possible action on issues with trash service as well as complaint from resident at 10310 Sunset.
9. Discuss and take possible action on the following Engineering Matters:
  - a) Update on Water Plant No. 3
  - b) Updates on developments in the District
  - c) Wastewater Plant rehabilitation project
  - d) Review District's 5-Year Plan
  - e) New and other ongoing Engineering projects or approvals
10. Convene into executive session under Section 551.071 of the Texas Open Meetings Act to confer with District's attorney and engineer regarding:
  - a) West side/Springwood drainage mitigation study.
11. Reconvene into open session to take possible action on matters discussed in executive session.
12. Discuss and take possible action on any new or ongoing legal matters including discussion of representative.
13. Discussion and possible action on the following items at District Park at 10224 Fairview Drive
  - a) Court proceedings related to damage done
  - b) Quote for shade structure over concrete slab
  - c) Quote for installation of posts to restrict vehicle access
14. Discuss and take possible action on any previous or new deed restriction complaints, including
  - a) 304 Chateau Woods Pkwy – unkempt yard, trash visible from street (District letter sent 06/30/25)
  - b) 532 Cactus - unkempt yard, trash visible from street (Attorney directed to send letter)
  - c) 1500 Ashway – nuisance, complaints about loud music and lights (Attorney directed to follow up)
  - d) 426 Springwood – unkempt yard (District to mail out letter)
  - e) 10895 Fairview – discharge of gray water into open ditch
  - f) 605 Chateau Woods Pkwy - unkempt yard, trash visible from street (District to mail out letter)
  - g) Any new deed restriction complaints
15. Discuss and take possible action on short term rentals within the District boundaries
16. Discuss and take possible action on Lot 1-B, Block 5, Lake Chateau Woods Section 4 for Travis Glenn (510 Cactus) – approved on July 24, 2025 as 3 residential connections.
17. Discuss and take possible action on extension requests for the following plumbing permits:
  - a) Tepuy Designs LLC @ 1420 Flamingo (approved 07/25/2024 – extended until 08/28/2025)
  - b) Avery @ 1335 Glen Oak (approved 02/27/2025 – expires 08/28/2025) – requesting 6-month extension
18. Discuss and take possible action on monthly building rental report

**Chateau Woods Municipal Utility District  
Board of Directors Meeting  
August 28, 2025**

19. Discuss and take possible action on July 2025 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
20. Discuss District property tax rate then take record vote on Proposed Rate
21. Set calendar for adoption of 2025 property tax rate, including:
  - a) Consider calling hearing on proposed tax rate for 2025
22. Discussion of any items to be included in next meeting's agenda (September 25, 2025)
23. Adjourn

**Rules for Adjournment into Executive Session**

If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client matters (551.071), Real Property (551.072), Personnel Matters (551.074), and Security Devices (551.076)]



David Schoop, President  
Board of Directors  
Chateau Woods Municipal Utility District

**POSTING CERTIFICATE**

**Agenda posted at Montgomery County Courthouse, Main Entrance to Chateau Woods, and A-1 Utility Office.**  
It is hereby certified that a true and correct copy of this Agenda was posted at a place convenient to the public at all times prior to 4:00 PM on August 22, 2025.

